

3 GREENMOUNT ROAD SOUTH

Burntisland, Fife, KY3 9JJ



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WELCOME TO

3 GREENMOUNT ROAD SOUTH

This unique detached house in Burntisland represents a perfect family home with three reception rooms, a breakfasting kitchen, four/five bedrooms, and two shower rooms (plus a separate WC), as well as front and rear gardens, an integral double garage, and a private driveway.



GENERAL FEATURES

- Unique detached house in Burntisland
- Situated a stone's throw from the beach
- Well-presented, high-quality, modern interiors
- EPC Rating - D

ACCOMMODATION FEATURES

- Entrance vestibule and hall with storage and WC
- Impressive living room with adjoining sunroom
- Formal dining room
- Bespoke Italian kitchen with breakfasting island
- Versatile family room with garden access
- Principal bedroom with en-suite shower room
- Two further double bedrooms
- Dressing room/bedroom 4
- Study/bedroom 5 with garden access
- Stylish shower room
- Gas central heating and double glazing

EXTERNAL FEATURES

- Well-maintained front and rear gardens
- Integral double garage and private driveway

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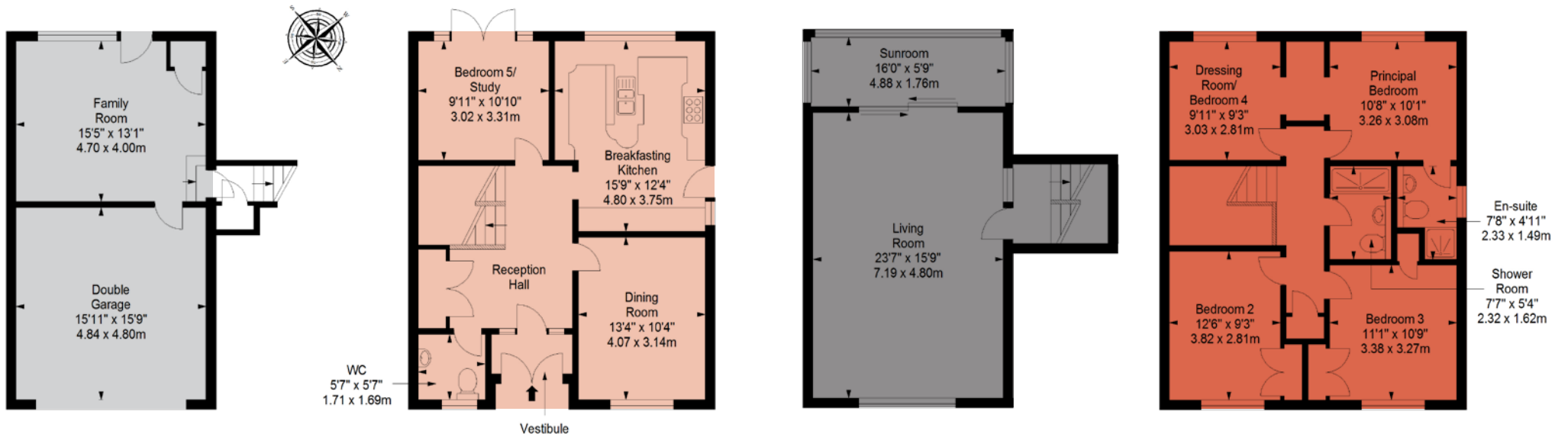
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PROPERTY NAME
3 Greenmount Road South
LOCATION
Burntisland, Fife, KY3 9JJ

APPROXIMATE TOTAL AREA:
223.4 sq. metres (2404.7 sq. feet)

Lower Ground - Ground Floor - First Floor - Second Floor -

The floorplan is for illustrative purposes. All sizes are approximate.



This four/five-bedroom, two-bathroom detached house in Burntisland offers a unique and spacious family home, with flexible living space and multipurpose bedrooms, all presented with modern, high-quality interiors and tasteful décor throughout. Externally, the house is accompanied by generous front and rear gardens and excellent private parking. The home benefits from an excellent location in the town, just a stone's throw from the beach and within easy reach of shops, the primary school, the train station, and scenic open spaces.

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AN INVITING FIRST IMPRESSION

A practical entrance vestibule welcomes you into the home and leads through to a reception hall with space for furniture items, built-in storage, and a useful WC.



WONDERFULLY SPACIOUS & FLEXIBLE LIVING AREAS

The home accommodates three well-proportioned and flexible reception rooms, all offering spacious footprints and various options for use. The living room is found on the first floor and is particularly light and airy, with a vaulted pine-clad ceiling, grey décor, a coordinating feature wall, and a rich wood floor. The living room affords access to a sun room via sliding doors, offering an additional tranquil seating area overlooking the garden. The dining room is on the ground floor, neighbouring the kitchen, and provides an ideal setting for seated family meals and entertaining. Finally, a family room is located on the lower-ground floor, approached from the hall, the garage, or its own external entrance. It is ideal for live-in relatives or older children needing privacy and independence, and it could be utilised in a number of different ways.







BEAUTIFULLY DESIGNED

BESPOKE ITALIAN KITCHEN

The bespoke Italian kitchen is fitted with a wide range of modern wall and base cabinets, ample high-quality stone worktops, and splashbacks, with a Smeg Range-style cooker neatly housed within the cabinets and integrated appliances comprising a Neff microwave, a Miele washing machine and dryer, and a Bosch dishwasher. A freestanding fridge/freezer is also included. A breakfast bar creates an ideal space for morning coffee, busy weekday breakfasts, and socialising while cooking.





ELEGANT SLEEPING AREAS

WITH VARIOUS OPTIONS FOR USE

The main bedrooms are located on the second floor, approached via a landing with built-in storage. The principal bedroom is on this level, boasting an en-suite shower room and a spacious dressing room (which could easily be reinstated as a fourth bedroom, if required). The two remaining bedrooms on this floor are also accompanied by built-in wardrobes. On the ground floor, benefitting from French doors to the garden, is a versatile fifth bedroom/study, which is ideal for those requiring a quiet space to work from home.





THE PRINCIPAL BEDROOM BOASTS A SPACIOUS DRESSING ROOM WHILST THE TWO REMAINING BEDROOMS ARE ACCOMPANIED BY BUILT-IN WARDROBES



TWO
WELL-APPOINTED

SHOWER ROOMS

The principal bedroom's en-suite is tastefully tiled and comprises a shower enclosure, a WC-suite set into storage, and a towel radiator. The separate family shower completes the accommodation on offer and comes complete with a walk-in shower enclosure, and a vanity unit with a WC-suite inset.

Gas central heating and double glazing ensure year-round comfort and efficiency.

GENEROUS GARDENS & EXCELLENT PRIVATE PARKING

Externally, the property is flanked by generous, easily maintained gardens to the front and rear. The front garden is attractively paved and gravelled for easy upkeep, whilst the rear garden is enviably southwest-facing, enjoying sunshine throughout the day, and features spacious patio areas for alfresco dining and barbecuing, raised planters, a neat lawn, leafy shrubbery, a summerhouse, and a shed. Off-

street parking is provided by an integral double garage and a private driveway.

Extras: All fitted floor coverings, window coverings, light fittings, integrated kitchen appliances, fridge/freezer, summerhouse, and garden shed will be included in the sale. Some furniture is available via separate negotiation.





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BURNTISLAND

A DELIGHTFUL SEASIDE SETTING, WELL-CONNECTED TO THE CAPITAL

Noted as a royal burgh, this historic town is renowned for its award-winning sandy beach, the 15th-century Rossend Castle and the rugged Binn Hill, a prominent landmark of the Fife coastline. The town enjoys a lovely array of cafés, eateries and bars, whilst independent high-street shops include a butcher, a fishmonger and a grocer. Other amenities incorporate local supermarkets, a library and a health centre. The town lies on the 117-mile long Fife Coastal Path and close to such significant heritage sites as Aberdour Castle and Inchcombe Abbey and Island. For indoor sports

and fun, Burntisland's Beacon Leisure Centre hosts a gym, fitness classes and a pool with flumes, whilst numerous golf courses can be found in the local area. The pleasant green space of Burntisland Links serves as the location for the town's summer fair and annual Highland Games day. Burntisland is well-served by local state and independent schooling options at all levels, whilst a train station, regular bus services and excellent road links provide convenient connections to Edinburgh city centre and the airport, as well as the motorway network for access across the Central Belt.





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